



River View

Combwich, Bridgwater, TA5
£269,500 Freehold


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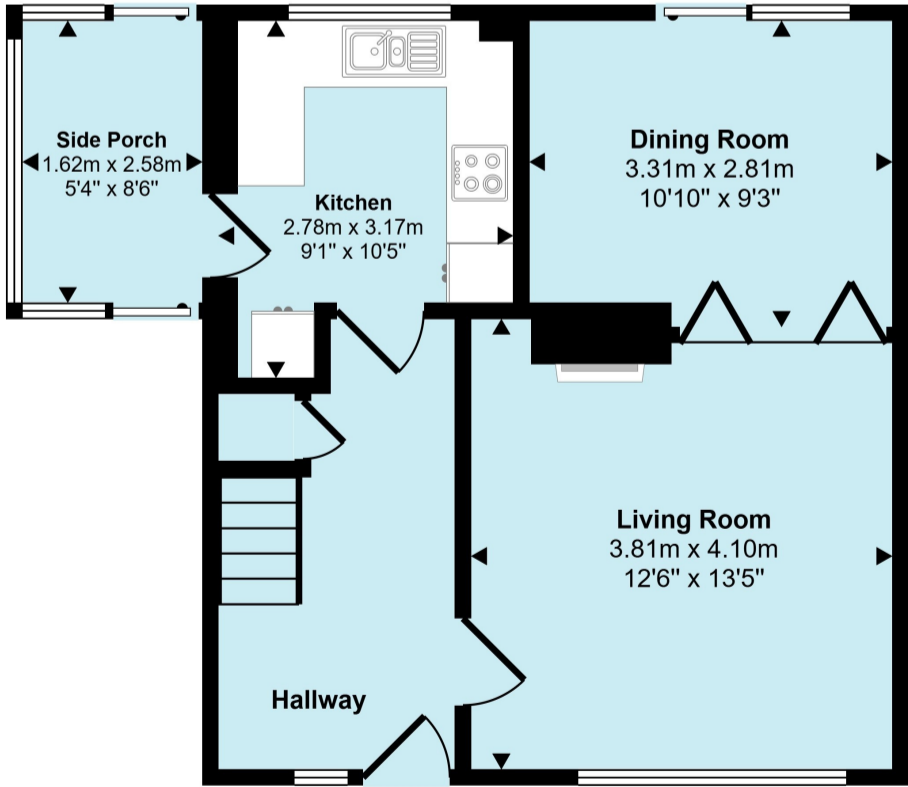

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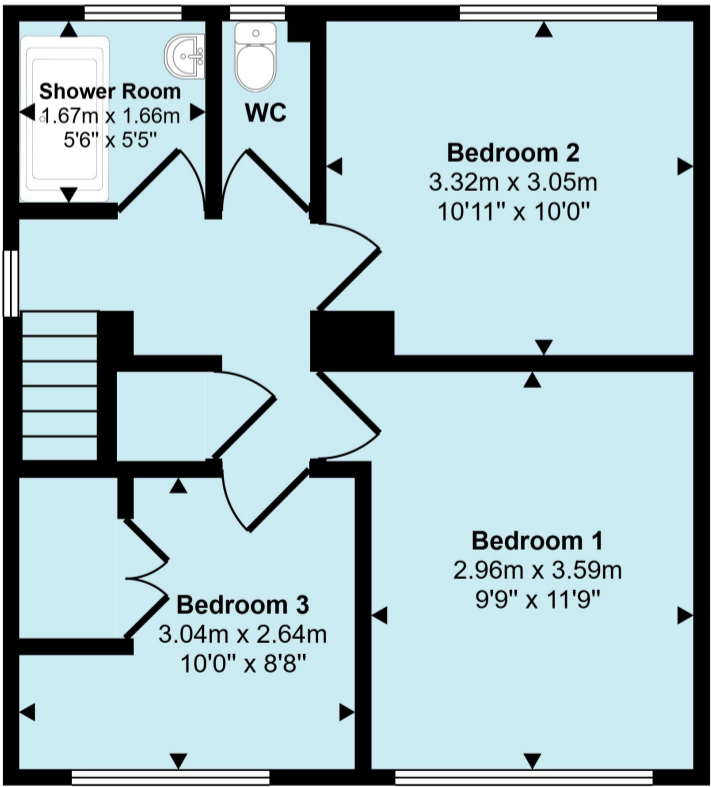
EPC

Wilkie May
& Tuckwood

Floor Plan



Ground Floor



First Floor

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Description

A well presented generous size three bedroom semi-detached house with a garage and a driveway and gardens located in the highly sought after village of Combwich. The property includes two separate reception rooms together with a well fitted kitchen and to the first floor are three bedrooms and a shower room.

- Highly sought after village location
- Well presented throughout
- Living room with front aspect
- Dining room overlooks rear garden
- Side porch
- Three bedrooms
- Shower room and separate WC
- Southerly aspect rear garden
- Garage and driveway

THE PROPERTY:

The property is centrally heated by an electric boiler with radiators and has double glazed windows. The entrance hall has stairs that rise to the first floor with a useful cupboard under. At the front of the property is a living room with aspect over the garden and a modern, recently installed wood burner. Behind this is a separate dining room with patio doors opening onto and overlooking the rear garden. The kitchen has recently been refitted and includes base and wall cupboards along with an oven, hob and hood and integrated fridge/freezer. Alongside is a useful side porch for the storage of boots, coats etc.

On the first floor is a landing with three good size bedrooms off - one of which includes a large cupboard. These are complemented by a shower room which has a large shower cubicle, basin and a separate WC alongside.

Outside - There are level gardens to the front and side and at the rear is a relatively private garden which is level, lawned and has a sunny southerly aspect. Adjacent to the property is a driveway which provides off-road parking and leads to a garage.

LOCATION: The property is situated in the village of Combwich where there are rural walks to be enjoyed as far as the Steart Marshes and there are also the Combwich Ponds, ideal for local fishing and boat moorings available opposite the house of the River Parrett. The village offers a thriving community with village store and post office, village school and church. The neighbouring villages of Cannington and Nether Stowey offer a more extensive range of services and shops. Bridgwater is approximately 5.7 miles away and offers a full range of shops, a cinema, restaurants and library. From Bridgwater bus station there are regular services to Taunton and Weston-super-Mare plus a daily coach service to London Hammersmith.



GENERAL REMARKS AND STIPULATION

Tenure: The property is offered for sale Freehold by private treaty.

Construction: Brick cavity.

Services: Mains water, mains electricity, mains drainage, electric central heating.

Local Authority: Somerset Council, County Hall, Taunton, Somerset, TA1 4DY

Council Tax Band: C

Broadband Coverage: We understand that there is superfast mobile coverage. The maximum available broadband speeds are: 47Mbps download and 8Mbps upload. We recommend you check coverage on [Mobile and Broadband checker - Ofcom](#)

Mobile Phone Coverage: Voice and data both limited with Three. Voice only limited with O2 and Vodafone.

Flood Risk: Rivers and sea: Very low risk

Surface water: Very low risk

Reservoirs: Unlikely

Groundwater: Unlikely

We recommend you check the risks on [Check the long term flood risk for an area in England - GOV.UK \(www.gov.uk\)](#)

Planning: Local planning information is available on [Planning Online \(somerset.gov.uk\)](#)



IMPORTANT NOTICE Wilkie May & Tuckwood for themselves and for the vendors of the property, whose agents they are, give notice that: 1. the particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchaser and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Wilkie May & Tuckwood has any authority to make or give any representations or warranty whatever in relation to this property on behalf of Wilkie May & Tuckwood, nor enter into any contract on behalf of the vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. Photographs taken and details prepared in April 2025.

MEASUREMENTS AND OTHER INFORMATION All measurements are approximate. While we endeavour to make our sales particular accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information with you.

Code of Practice for Residential Estate Agents: Effective from 1 August 2011:

8. Financial Evaluation: 8a At the time that an offer has been made and is being considered by the seller, you must take reasonable steps to find out from the prospective buyer the source and availability of his funds for buying the property and pass this information to the seller. Such information will include whether the prospective buyer needs to sell a property, requires a mortgage, claims to be a cash buyer or any combination of these. Such relevant information that is available should be included in the Memorandum of Sale having regard to the provisions of the Data Protection Act. 8b These reasonable steps must continue after acceptance of the offer until exchange of contracts (in Scotland, conclusion of missives) and must include regular monitoring of the prospective buyer's progress in achieving the funds required, and reporting such progress to the seller.

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for their purpose. A Buyer is advised to obtain verification from their solicitor or surveyor. References to the Tenure of the Property are based on information supplied by the Seller. The agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

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